



MEMORANDUM

Date: May 27, 2022

To: The Honorable Chair and Members  
Pima County Board of Supervisors

From: Jan Leshner  
County Administrator

Re: Update on the Inventory of Pima County Affordable Housing Candidate Properties

At the May 17, 2022 Board of Supervisors meeting, staff was directed to complete an inventory of surplus county-owned parcels and buildings that could be used for the development of affordable housing. This communication outlines the process currently underway to identify candidate parcels and how these could be made available to affordable housing projects.

A first stage will involve identifying County parcels within County GIS and Assessor data containing the following attributes:

1. Identify vacant land of any size in any jurisdiction. Staff will examine results and further qualify if the dimensions of the land will exclude building on it, such as rights of way.
2. Screen for parcels located within a quarter mile of transit, with adequate roads and infrastructure.
3. Screen for parcels within a sewer service area to allow for density.
4. Screen for parcel served by public water provider.
5. Screen for parcels within the following jurisdictional zoning: GR-1, SH, CR-1, CR-2, CR-3, CR-4, CR-5, TR, CB-1, CB-2 and MU.
6. Exclude land in the Conservation Land Systems (CLS), riparian or floodplain areas. If the parcel is partially within CLS or floodplains, staff will examine the ratio to see if a developable portion of land exists.
7. Exclude parcels with restrictive covenants such as Section 10 Permits.
8. Exclude NRPR properties 'Designated a Park under Resolution No 2016-65'
9. Exclude land within the Airport Environs and DMAFB Approach-Departure and noise areas.
10. Exclude Industrial parcels and lands set aside for economic development.
11. Exclude contaminated sites or landfill areas.

The second stage of the inventory will include the following:

1. Screen for improved county owned land with potentially obsolete land uses such as golf courses and parking lots.
2. Screen for Pima County owned present or future surplus buildings.

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Surplus lands will need to be sold or transferred in accordance with state statutes. Examples of applicable requirements include:

1. Straight auction to highest bidder for at least 90% of the appraised value (this would also be the case if leased). Would need a deed restriction for affordable housing if sold and language in lease if leased for affordable housing project.
2. Direct sale/transfer to a non-profit for less than FMV with unanimous Board of Supervisor approval and documented support from non-profit as to why the sale should be for less than FMV. This method would need a deed restriction and a reversion clause.
3. Direct exchange for other property with similar value. Would need a deed restriction for affordable housing.
4. Request for Proposal with development provision for affordable housing to a winning proposer.
5. Tax Lien Properties may be directly transferred for transportation and flood control purposes in lieu of auction.
6. Land owned by the Flood Control District must be deeded to the County prior to transfer for other uses. The County reimburses the District for the deed through a land exchange.

Additionally, staff will consider creation of a new tiny home mixed-use zone in order to achieve greater densities on small parcels as well as reduced construction and maintenance costs.

An initial list of affordable housing candidate properties should be available by mid-summer. This will coincide with recommendations from the Affordable Housing Task Force expected in June.

JKL/anc

c: Carmine DeBonis, Jr., Deputy County Administrator for Public Works  
Francisco García, MD, MPH, Deputy County Administrator for Health and Community Services & Chief Medical Officer  
Yves Khawam, PhD, Assistant County Administrator for Public Works  
Carla Blackwell, Director, Development Services  
Jeffrey Teplitsky, Director, Real Property